

QUIT CLAIM DEED

State of Mississippi
County of DeSoto

THIS INDENTURE, made this 31st day of October, in the year One Thousand Nine Hundred and Ninety-One (1991), by and between CONNECTICUT RESTAURANT VENTURES, INC., a corporation created and existing under and by virtue of the laws of the State of Connecticut and having its principal place of business at 9 Research Drive, Milford, Connecticut, as party of the first part, and DIVERSIFIED HOSPITALITY GROUP, INC., a corporation organized and existing under and by virtue of the laws of the State of Delaware, and having its principal place of business at 9 Research Drive, Milford, Connecticut 06460, of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part and pursuant to authority given by the Board of Directors of said corporation, has bargained and sold and does hereby BARGAIN, SELL, CONVEY and QUIT CLAIM unto the said party of the second part the following described real estate, situated and being in the City of Southaven, County of DeSoto, State of Mississippi, to wit:

SEE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF

THE CONSIDERATION for this conveyance is as follows: \$10.00

IN WITNESS WHEREOF, CONNECTICUT RESTAURANT VENTURES, INC. has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by Ronald P. McKeown, its Executive Vice President as of this 31st day of October, 1991.

CONNECTICUT RESTAURANT VENTURES, INC.

By: 
Ronald P. McKeown
Its Executive Vice President



Grantor's Mailing Address:
9 Research Drive
Milford, CT 06460
(203) 876-6404

Grantee's Mailing Address:
9 Research Drive
Milford, CT 06460
(203) 876-6404

Address of Property 9061 Huggins Road, Southaven, Mississippi

This instrument was prepared by and should be returned to:

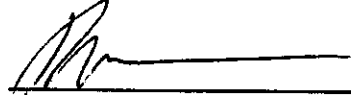
Diversified Hospitality Group, Inc.
540 New Haven Avenue
Second Floor
Milford, Connecticut 06460

STATE OF CONNECTICUT

COUNTY OF NEW HAVEN

:
: ss. *Milford*
:

I, Ronald P. McKeown, being duly sworn, state that I am the Executive Vice President of Connecticut Restaurant Ventures, Inc. and that the foregoing statements are true and correct to the best of my knowledge and belief.



Ronald P. McKeown
Executive Vice President
Connecticut Restaurant Ventures, Inc.

Sworn to and subscribed in my presence
this 31st day of October, 1991.



Notary Public


My Commission Expires March 31, 1994.

STATE OF CONNECTICUT

COUNTY OF NEW HAVEN

:
: ss. *Milford*
:

I, Ronald P. McKeown, being duly sworn, state that I am the Executive Vice President of Diversified Hospitality Group, Inc. and that the foregoing statements are true and correct to the best of my knowledge and belief.



Ronald P. McKeown
Executive Vice President
Diversified Hospitality Group, Inc.

Sworn to and subscribed in my presence
this 31st day of October, 1991.



Notary Public

My Commission Expires March 31, 1994.

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Exhibit A

Part of Section 13, Township 1 South, Range 8 West, DeSoto County, Mississippi, more particularly described as beginning at a concrete monument in the north right of way line of Stateline Road at its intersection with the east right of way line of Interstate Highway I-55, in the south half of Section 13, Township 1 South, Range 8 West (which point is 70 feet north of the center line of Stateline Road); thence in a northwesterly direction following a fence line along the west Highway right of way 116.7 feet to a concrete monument (which point is 285 feet east of the center line of Interstate 55); thence with an interior angle of 156 deg. 06' in a northwesterly direction following the fence on the east side of said interstate highway right of way a distance of 270.3 feet to an iron pin at the intersection of the east line of the interstate highway and the west line of Huggins Road (50 feet from centerline); thence with an interior angle of 20 deg. 38' in a south easterly direction with the west right of-way line of Huggins Road parallel with and 50 feet westerly of the centerline of said road a distance 381.8 feet to an iron pin; thence with an interior angle of 172 deg. 56' 30" parallel with and 50 feet from the center line of Huggins Road a distance of 44.9 feet to an iron pin in the north line of Stateline Road 177.4 feet north of the centerline of said road); thence with the north line of Stateline Road and with an interior angle of 62 deg. 40' 30" in a westerly director 101.0 feet to the point of beginning, containing 25,400 square feet, more or less.

STATE MS.-DE SOTO CO. *RK*

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DEED BOOK 244
PAGE 38
W.E. DAVIS CH. CLK.